

City Council
Atlanta, Georgia

06-0-0286

AN ORDINANCE
BY: ZONING COMMITTEE

Z-06-05
Date Filed: 1-9-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **2494 and 2510 Peachtree Road (a.k.a 2500 Peachtree Road) N.E.** be changed from the - RG-4-C -HBS (Residential General-Sector 4- Conditional/Historic Building/Site) and RG-4-C (Residential General-Sector 4-Conditional) Districts to the RG-4-C (Residential General-Sector 4-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 112, 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-06-05

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 112 of the 17th District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at a point located at the Southwestern intersection of Peachtree Road and Muscogee Avenue; thence South along the Western Right-of-Way of Peachtree Road 400' to a 3/4" open top pipe and The True Point of Beginning; thence continuing along the western Right-of-Way of Peachtree Road S 05°21'48" W a distance of 99.94' to point; thence continuing along the western Right-of-Way of Peachtree Road an arc distance of 49.98' with a chord bearing of S 07°08'28" W a chord distance of 49.97'; thence continuing along the western Right-of-Way of Peachtree Road an arc distance of 104.39' with a chord bearing of S 14°34'09" W with a chord distance of 104.26'; thence continuing along the western Right-of-Way of Peachtree Road S 19°35'30" W a distance of 133.45' to a point; thence leaving said Right-of-Way N 69°59'13" W a distance of 399.90' to a 1/2" rebar found; thence N 17°15'56" E a distance of 180.26' to a 3/4" open top pipe found; thence N 04°55'26" E a distance of 100.18' to a 3/4" open top pipe found; thence S 85°16'22" E a distance of 401.55' to a 3/4" open top pipe on the Western Right-of-Way of Peachtree Road and The True Point of Beginning, having an area of 134407.62 square feet, 3.086 acres

